

**CITY OF BOULDER
LANDMARKS BOARD
January 7, 2015
1777 Broadway, Council Chambers Room
6 p.m.**

The following are the action minutes of the January 7, 2015 City of Boulder Landmarks Board meeting. A digital recording and a permanent set of these minutes (maintained for a period of seven years) are retained in Central Records (telephone: 303-441-3043). You may also listen to the recording on-line at: www.boulderplandevelop.net.

BOARD MEMBERS:

Mark Gerwing, Chair

Kate Remley

Mike Schreiner

Deborah Yin

*Crystal Gray

**Planning Board representative without a vote*

STAFF MEMBERS:

Debra Kalish, Senior Assistant City Attorney

James Hewat, Senior Historic Preservation Planner

Marcy Cameron, Historic Preservation Planner

Lesli Ellis, Comprehensive Planning Manager

Angela Smelker, Historic Preservation Intern

1. CALL TO ORDER

The roll having been called, Chair **M. Gerwing** declared a quorum at 6:00 p.m. and the following business was conducted.

2. APPROVAL OF MINUTES

On a motion by **M. Gerwing**, seconded by **K. Remley**, the Landmarks Board approved (4-0, **F. Sheets** absent) the minutes as amended of the December 3, 2014 board meeting.

3. PUBLIC PARTICIPATION FOR ITEMS NOT ON THE AGENDA

**4. DISCUSSION OF LANDMARK ALTERATION AND DEMOLITION
APPLICATIONS ISSUED AND PENDING**

- Statistical Report

5. ACTION ITEMS

- A. Public hearing and consideration of a Landmark Alteration Certificate to install vinyl windows on the non-contributing building located at 720 Concord Ave. in the Mapleton Hill Historic District, per section 9-11-18 of the Boulder Revised Code (HIS2014-00350). Applicant/Owner: James R. Christoph.**

M. Gerwing, M. Schreiner and **C. Gray** made site visits. **M. Gerwing** reviewed the case at a Design Review Committee meeting. **K. Remley** and **D. Yin** did not have any ex-parte contacts.

Staff Presentation

J. Hewat presented to the board, recommending that the Landmarks Board conditionally approve the application.

Applicant's Presentation

James Christoph, 860 Aurora Ave., Owner, spoke in support of the Landmark Alteration Certificate application.

Public Hearing

Abby Daniels, 1123 Spruce St., Executive Director of Historic Boulder Inc., spoke in support of the Landmark Alteration Certificate application.

Motion

On a motion by **M. Gerwing**, seconded by **M. Schreiner**, the Landmarks Board approved (**3-1, D. Yin objecting**), the proposal for the replacement of windows at 720 Concord Avenue in that it generally meets the standards in Chapter 9-11-18 (a)(b, 1-4), B.R.C. 1981, and is generally consistent with the *General Design Guidelines* and *Mapleton Hill Historic District Design Guidelines*, subject to the conditions below, and adopts this memorandum as findings of the board.

CONDITIONS OF APPROVAL

1. The applicant shall be responsible for ensuring that the windows are installed in compliance with all approved plans on file in the City of Boulder Planning Department, except as modified by these conditions of approval.
2. Prior to submitting a building permit application, the Applicant shall provide elevation, sill, head, and jamb details to demonstrate that the design details are in compliance with the intent of this approval and the General Design Guidelines. The remaining windows may be installed after the review and approval of the sample window by the Landmarks Design Review Committee.
3. Landmarks board encourages applicant to replicate the existing window pattern on all windows.

B. Public hearing and consideration of issuance of a demolition permit for the house and garage located at 3140 7th St., non-landmarked buildings over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code (HIS2014-00348). Applicant/ Owner: Joyce Sandham.

At the request of the applicant, the board agreed to discuss this item at the February 3, 2015 Landmarks Board meeting.

C. Public hearing and consideration of an application to designate the property at 747 12th St., as a local historic landmark per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2014-00070). Owner: 747 Twelfth Street, LLC. Applicant: Landmarks Board.

All board members made site visits. **M. Gerwing** reviewed the case at a Design Review Committee meeting. **M. Gerwing, K. Remley** and **M. Schreiner** attended meetings to discuss alternatives to demolition during the stay-of-demolition.

Staff Presentation

M. Cameron presented to the board, recommending that the Landmarks Board forward the application to City Council with a recommendation to designate the property as an individual landmark.

Applicant's Presentation

Adrian Sopher, 1751 15th St., a representative on behalf of the Owners, spoke in opposition of landmark designation.

Public Hearing

Jim Scarboro, 735 12th Street, spoke in support of landmark designation

Kristen Lopez, *no address given*, owner of the property, spoke in opposition of landmark designation.

Martha Campbell, 750 12th St., spoke in support of landmark designation.

Jyotsna Raj, 863 14th St., spoke in support of landmark designation.

Joyce Davis, 350 Ponca Pl., spoke in support of landmark designation.

Erik Johnson, 1300 Sumac Ave., spoke in opposition of landmark designation.

Abby Daniels, 1123 Spruce St., Executive Director of Historic Boulder Inc., spoke in support of landmark designation.

Geneva Reichert, 740 12th St., spoke in support of landmark designation.

Val Kindgren, 1212 Cascade Ave., spoke in opposition of landmark designation.

James Kindgren, 1212 Cascade Ave., spoke in opposition of landmark designation.

John Volkmar, 607 Forest Ave., potential buyer, spoke in opposition of landmark designation.

Don Reichert, 740 12th St., spoke in support of landmark designation.

Adrian Sopher, spoke in rebuttal of Abby Daniel's comments.

Motion

On a motion by **M. Schreiner**, seconded by **K. Remley**, the Landmarks Board voted **(4-0)** to recommend to the City Council that I designate the property at 747 12th St. as a local historic landmark, to be known as the Cowgill House, finding that it meets the standards for individual landmark designation in Sections 9-11-1 and 9-11-2, B.R.C. 1981, and adopts the staff memorandum, including the following as the findings of the board:

FINDINGS

The Landmarks Board finds, based upon the application and evidence presented, that the proposed designation application is consistent with the purposes and standards of the Historic Preservation Ordinance, and:

1. The proposed designation will protect, enhance, and perpetuate a building reminiscent of a past era and important in local and state history and provide a significant example of architecture from the past. Sec. 9-11-1(a), B.R.C. 1981.
2. The proposed designation will maintain an appropriate setting and environment and will enhance property values, stabilize the neighborhood, promote tourist trade and interest, and foster knowledge of the city's living heritage. 9-11-1(a), B.R.C. 1981.

3. The buildings proposed for designation have exceptionally high architectural, historic and environmental significance. The property is associated with Marthana and Josephine Cowgill, who cared for tuberculosis patients in the house prior to purchasing the Mesa Vista Sanatorium; the property possesses a high level of architectural integrity as an example of architecture of that period, and the property has been identified as contributing resource to the identified potential University Hill local and National Register of Historic Places District. Sec. 9-11-2(a)(1), B.R.C. 1981.
4. In this case, designation over an owner's objection is appropriate because (i) the house and garage are of exceptionally high architectural, historic, and environmental significance; (ii) the house and garage are in need of protection provided through the designation as the buildings are proposed for demolition; and (iii) it has not been demonstrated that the cost of restoration or repair would be unreasonable or that it would not be feasible to preserve the buildings and incorporate them into future development plans.
5. The proposed designation draws a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings important to that heritage will be carefully weighed with other alternatives. Due to the location of the house on the south side of the lot, and the gradual grade change away from the house, redevelopment of the site in a manner that preserves the historic buildings and provides for a modern residential use will be possible if the property is individually landmarked. 9-11-1(b), B.R.C. 1981.
6. The proposed designation is consistent with the criteria specified in Section 9-11-5(c), B.R.C. 1981.

6. MATTERS FROM THE LANDMARKS BOARD, PLANNING DEPARTMENT AND CITY ATTORNEY

- A. Pool Guidelines
- B. Update Memo
- C. Subcommittee Update

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The meeting adjourned at 10:27_p.m.

Approved on February 3, 2015

Respectfully submitted,

Chairperson